

Hawkers Yard

Stonefield Way, South Ruislip, HA4 0XT
Warehouse | 2,540 - 9,268 ft²



Clear height of 8m



West London location
close to A40



Units can be
combined



24/7 access



To be refurbished



Floor loading of up to
35 kN/m²

Available to Let

LastMileFirst | mileway.com

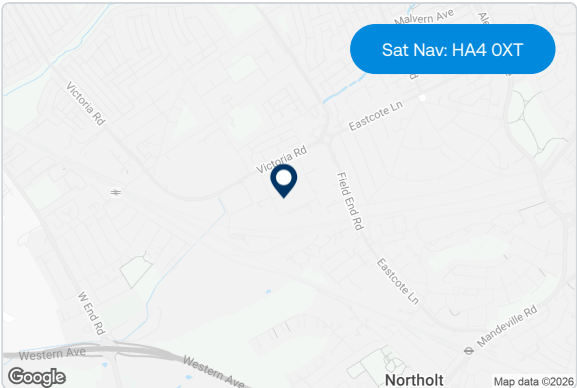


Indicative Image

Description

Units 3, 4 & 5 Hawkers Yard Ruislip are modern high-specification units, offering flexible floor space and generous eaves height of 8 metres in a prime West London location, close to the A40.

Each occupier will benefit from best-in-class design, purpose-built for efficiency providing a comfortable working environment, with high-speed broadband connectivity.



Location

Hawkers Yard is located in Ruislip, an 8 minute drive to the A40, providing convenient access into central London, the M40, M25 and the national motorway network.

By rail
South Ruislip Rail and Underground stations
Regular services in and out of central London
0.7 miles from Hawkers Yard (14 minute walk)

By bus
Three bus stops within an 18 minute walk

By road
A40 (Western Avenue)
Convenient access into central London, the M40, M25, and the national motorway network
1.7 miles from Hawkers Yard (6 minute drive)

By air
Heathrow Airport
Over 180 destinations worldwide
8.7 miles from Hawkers Yard (23 minute drive)



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 3	Warehouse	3,800	01/05/2026
Unit 4	Warehouse	2,540	01/09/2026
Unit 5	Warehouse	2,928	01/09/2026
Total		9,268	

Further information

EPC
A
Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Zachary Hanna
Mileway
southeast@mileway.com
0203 991 3516

Callum Moloney
Logix Property
callum.moloney@logixproperty.com
07815 692996

Alex Kington
Logix Property
alex.kington@logixproperty.com
07717 704 538

Charlie Hadden
Logix Property
charlie.hadden@logixproperty.com
07960 355 053

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